



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**31 Dale Road, Shrewsbury, SY2 5TE**

**Asking Price  
£250,000**

To view this property please call us on **01743 236 800** Ref: T8039/SL/KQ

A well appointed,  
spacious four bedroom  
semi-detached family  
house providing  
versatile  
accommodation.

This well appointed semi-detached family home provides spacious accommodation briefly comprising; entrance hall, living room, extended kitchen/dining room, utility, rear porch, ground floor bedroom with en suite shower room. Three bedrooms and bathroom to the first floor. Enclosed rear garden. Ample parking. The property benefits from gas fired central heating and double glazing.

This property is situated in a pleasant cul-de-sac in a popular residential area close to amenities, popular schools, easy access to the town centre and the Shrewsbury by-pass with M54 Motorway link to the West Midlands.



## FLOOR PLANS



## INSIDE THE PROPERTY

### ENTRANCE HALL

#### LIVING ROOM

13'3" x 12'10" (4.04m x 3.91m)

Feature fire with surround and mantel  
Window to the front

#### EXTENDED KITCHEN / DINING ROOM

17'4" x 15'11" (5.28m x 4.85m)

Fitted with a range of matching high gloss units  
Central L shaped island unit with inset sink and induction hob  
Integrated electric oven and microwave oven  
Integrated fridge freezer and dishwasher  
Pantry cupboard  
Bi-fold doors to rear garden

#### UTILITY ROOM

10'8" x 9'3" (3.25m x 2.82m)

Tiled floor  
Wall and base units with worksurface over  
Door to the driveway

#### REAR LOBBY

Door to the garden.

#### GROUND FLOOR BEDROOM

12'5" x 7'1" (3.78m x 2.16m)

#### EN SUITE SHOWER ROOM

Shower cubicle  
Wash hand basin, wc

STAIRCASE rising from entrance hall to FIRST FLOOR  
LANDING with airing cupboard and access to roof space.

#### BEDROOM 1

12'6" x 10'0" (3.81m x 3.05m)

#### BEDROOM 2

11'11" x 7'11" (3.63m x 2.41m)

#### BEDROOM 3

9'5" x 5'11" (2.87m x 1.80m)

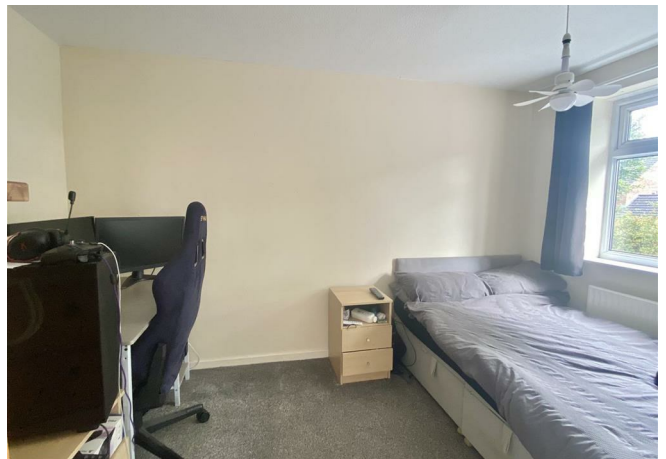
#### BATHROOM

Panelled bath with shower over  
Wash hand basin, wc

## OUTSIDE THE PROPERTY

The property is approached over driveway providing parking  
and leading to a covered lean-to, flanked by front garden laid to  
lawn with shrub borders, paved pathway to the reception area.

Enclosed REAR GARDEN laid mainly to lawn with large  
decked terrace, providing ideal seating area.



## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate. Proceed to the traffic lights, turning left onto Monkmoor Road. Travel the full length of Monkmoor Road and proceed straight over the traffic island, continuing on Monkmoor Road. Turn left into Glenburn Gardens. Proceed to the end, turning left into Riverdale Road and then right continuing on Riverdale Road and right onto Dale Road, where the property will be found.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

## TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

## LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Council Tax Band: C

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.



## IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

## DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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